



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 243/21

Property Name: Seattle Labor Temple

Address: 2800 First Avenue

Features and Characteristics for which a Certificate of Approval is required:

See Ordinance 123345.

Summary of proposed changes: Proposed entry door replacements, interior lobby alterations, signage restoration and relocation, paint brick at upper courses of the 1955 addition, and replacement of elevator penthouse with new elevator penthouse, stair overrun and amenity space.

Staff Comments: The Secretary of the Interior Standards for Rehabilitation does not recommend putting a coating on or painting unpainted brick; replacement of the brick is also not recommended if the brick can be repaired. The brick used at the 1955 addition to the south building is a different color from the older parts of the building and did not match even at the time of construction – it also appears that the brick may have previously been coated either with plaster or some other coating given the condition of the brick.

The code does allow you to consider the reasonableness or lack thereof of the proposed alterations in light of other alternatives available to achieve the objectives of the owner. What you need to evaluate is whether there are other reasonable alternatives to the proposal, particularly given the condition of the brick and whether it can be reasonably repaired.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the interior and exterior alterations at the Seattle Labor Temple, 2800 First Avenue, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 121215.*
 - a. The proposal includes painting a section of brick that is deteriorated due in part to water infiltration. In this case there appears to be evidence that the bricks had been coated either with plaster or some other product in the past due to the damage exhibited, as well as the color changes over time from photo documentation.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The owner explored replacement of deteriorated brick, which would be costly, and therefore proposes to address the root causes of water infiltration issues and paint the masonry to protect it from further deterioration. The owner has an aesthetic preference to use a color coating to match the existing terra cotta, which was the majority preferred color alternative reviewed by that ARC.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The other proposed exterior and interior alterations to the lobby, entry doors, signage, and elevator/stair overrun as presented are consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.